

**SITE LOCATION:** 927 Cortlandt Street**AGENDA ITEM: II.y****HISTORIC DISTRICT:** Houston Heights South**HPO File No. 140226****Owner:** Michael and Stephanie McClimon**Applicant:** same**Date Application Accepted:** 12/31/2013**90-day Waiver:** N/A**SITE INFORMATION:**

Lot 6, Block 229, Houston Heights Subdivision, City of Houston, Harris County, Texas. The site includes a one-story 1,547 square foot residence and a 360 square foot detached garage situated on a 6,600 square foot lot.

**TYPE OF APPROVAL REQUESTED: Alteration – 2-story rear addition to a one-story contributing house**

The applicant proposes to construct a 1,034 square foot 2-story addition to one-story 1547 square foot house. The rear of the house has been modified several times over the years. An existing one-story rear wing that begins 37 feet behind the front wall appears to be a later alteration to the house. The proposed new addition will begin at this same location.

**Project Details:**

- **Shape / Mass:** The existing original historic house has an 'L' shape and has a total width of approximately 30'-1" and a length of approximately 37'-5". Including the 1-story previously constructed early rear additions; the existing structure has a total length of 64'-6". The ridge height of the existing historic structure is 20'-10". There is a wraparound porch that wraps around the west (front) and partial north elevations.

The proposed 2-story addition will begin approximately 37'-5" from the front wall of the existing historic house (approximately 27' from the existing rear wall). This is where the rear of the original house was located. There have been several rear additions constructed at the back of the house over the past 100 years. These previous additions have been repeatedly altered and expanded upon and were constructed at a lower quality than the original house. The currently proposed addition will be constructed over these past additions. Additionally, the proposed addition will extend an additional 7' past the existing footprint of the house. The proposed addition will be inset 2'-5" on the north elevation and will be flush with the south elevation. The addition will be 27'-9" wide by 34'-1" deep. The total length of the house with the addition will be 71'-6". The ridge height of the addition will be 28'-4". See Sanborn Maps, photos, and drawings for more detail.

- **Setbacks:** The existing historic structure has a front (east) setback of 23'-6" to the front wall; a north side setback of 7"; and a south side setback of 19'-3½".

The proposed project will maintain the front and south side setbacks of 23'-6" and 19'-3½" respectively. The first story of the proposed addition will maintain the north side setback of 7" while the second-story will have a north side setback of 3'.

- **Roof:** The existing roof features an 'L' shaped cross gable with composition shingles and a pitch of 8:12. The roof features both exposed rafter tails and closed eaves. The eave height of the existing roof is 12'-10". The eave height of the existing porch roof is 9'-11".

## CERTIFICATE OF APPROPRIATENESS

**HAHC ACTION:** Approval**BASIS FOR ISSUANCE:** HAHC Approval**EFFECTIVE:** February 13, 2014**Planning Official****Date**

This Certificate of Appropriateness is valid for one year from its effective date.

This Certificate is in addition to any permits or approvals that are required by municipal, state and federal law.

Your plans must be stamped by Historic Preservation Office staff prior to submittal to permitting. Call 713-837-7963 to set up an appointment.

---

**SITE LOCATION:** 927 Cortlandt Street**AGENDA ITEM: II.y****HISTORIC DISTRICT:** Houston Heights South**HPO File No. 140226**

---

The proposed addition will have a simple composition hipped roof with a pitch of 6:12. A 4:12 cricket will connect the roof of the existing house to the addition. The proposed addition will have an eave height of 21'-10". See roof plan for more detail.

- **Exterior Materials:** The existing house is clad in wood siding. The wood siding on the façade and portions of the sides is unique in that it replicates the look of stone blocks. The rest of the house features wood lap siding.

Rotted wood siding will be repaired with matching wood siding. The addition will be clad in cementitious siding with a 6" reveal. Vertical boards will be installed to differentiate the original structure from the new addition.

- **Windows / Doors:** The existing historic house features twenty-two single hung wood windows of varying sizes. Many of the windows feature a divided-lite pattern on the top sash. See photos, drawings, and floor plans for more detail.

All of the existing windows will be retained with the exception of some of the windows located in the previously constructed early rear addition. Four of the 30"x50" single hung windows located in this portion of the existing house will be reused on the second floor of the addition. See floor plan for more detail.

- **Foundation:** The existing historic house features a 2' high foundation.

The existing foundation will be repaired where necessary and reinforced. The proposed addition will feature a 2' high foundation to match existing.

- **Exterior walls, including windows and siding materials, must be retained, except where removal or replacement has been explicitly approved by HAHC. Any required structural alterations to exterior walls must be made from the interior of the house.**

**NOTE: All materials in exterior walls, including windows, siding, framing lumber, and interior shiplap, must be retained in place, except where removal or replacement has been explicitly approved by HAHC. Shiplap is an integral structural component of the exterior wall assembly in balloon framed structures, and its removal can cause torqueing, twisting and collapse of exterior walls. Shiplap may be carefully shored and removed in small portions to insulate, run wire or plumbing, and should be replaced when the work is complete. Maintenance and minor repairs of exterior materials may be undertaken without HAHC approval, but if extensive damage of any exterior wall element is encountered during construction, contact staff before removing the materials. A revised COA may be required.**

#### **Elevation Details:**

- **East Elevation (front facing Cortlandt Street):** The northern portion of the existing front elevation features a grouping of three windows with a wider center window flanked by more narrow windows. The windows feature a divided-lite top sash. Towards the rear of the front elevation, a portion of the house extends to the south. This portion features a large single hung window and a smaller single-hung window. There is a wrap-around porch extending from the northern portion and along most of the south elevation. The porch changes height between the northern (taller) and southern (lower) portions of the front elevation. The porch roof is supported by thick square columns. The roof features a distinctive slight double pitch on the porch and main roof. The main roof features exposed rafter tails, while the wrap-around porch extension (on the southern portion) is lower and features closed eaves. See drawings and photos for more detail.

The east elevation of the proposed second-story addition will be inset 2'-5" from the north wall and span 27'-9" (to be flush with the wall of the south elevation). The front of the addition will feature two 20"x20" fixed windows and will be topped by a hipped roof. See drawings for more detail.

- **South Elevation (facing side property line):** The existing south elevation features the profile of the front porch to the east. The front door is located on this elevation followed by a pair of windows. A portion of the house that extends to the south, located behind the wrap-around porch (and where the porch terminates), features a

---

## **CERTIFICATE OF APPROPRIATENESS**

**SITE LOCATION:** 927 Cortlandt Street**AGENDA ITEM: II.y****HISTORIC DISTRICT:** Houston Heights South**HPO File No. 140226**

door flanked by single-hung windows with divided-lite top sashes. This portion of the house is topped by a gable roof featuring a centered vent. To the west is a previously constructed early addition. This early addition features a pair of small windows single-hung window and a pair of larger single-hung windows with divided-lite top sashes. This portion of the existing house is lower than the rest of the structure. See drawings and photos for more detail.

On the south elevation, the proposed addition will wrap around the existing structure beginning at the original rear wall and will extend 34'-1" towards the back property line. The first set of smaller existing windows will be retained. The second set of larger existing windows will be removed. Two smaller 20"x20" fixed windows will be installed in their approximate location. The proposed addition will extend 7' past the existing rear wall and a second pair of 20"x20" windows will be located in this portion. The rear of the house features the profile of a shallow rear partial width double gallery porch. The addition will be topped by a hipped roof. See drawings for more detail.

- North Elevation (facing side property line): The existing north elevation features the profile of the front porch to the east. To the west are two groups of three windows, each featuring a wide single-hung window with a divided-lite top sash flanked by two narrow windows. To the rear are the lower previously constructed additions. This portion of the house features a narrow windows followed by a square window. The rearmost portion of the previous additions bumps out towards the side property line. A 1-over-1 sash window is centered in the bump out. See drawings and photos for more detail.

On the north elevation, the proposed addition will wrap around the existing structure beginning at the original rear wall and will extend 34'-1" towards the back property line. This portion of the addition will be inset 2'-5" from the existing north wall. The existing windows on the north elevation will remain and there will be no additional fenestration on first-story of the addition. The second-story of the addition will have two 20"x20" fixed windows. The addition will be topped by a hipped roof. See drawings for more detail.

- West Elevation (facing rear property line): The existing west elevation features the peak of the main house and the bump-out to the north along with the slightly lower roof of the southern extension. The profile of the wrap-around porch is located to the south. The majority of the rear elevation features the lower previously constructed early additions. The previous addition features one single-hung window and a pair of doors. See drawings and photos for more detail.

The rear portion of the addition will feature a partial width double gallery porch on the southern two-thirds. The first-story of this portion will contain two sets of French doors. The second-story will contain a set of French doors flanked by 30"x50" 1-over-1 sash windows. The northern one-third of the rear will feature no fenestration on the first-story and a 30"x40" 1-over-1 sash window on the second-story. The addition will be topped by a hipped roof. See drawings for more detail.

#### **HISTORY AND SIGNIFICANCE:**

The property is contained within the boundary of the Houston Heights Historic District South. At the time of the district survey, the one-story Craftsman-style residence constructed circa 1920 was classified as 'Potentially Contributing' to the district.

Houston Heights, established in 1891 and named for its elevation 23 feet above that of downtown Houston, was one of the earliest planned communities in Texas. It flourished as a distinct municipality until 1918 when it was annexed to the City of Houston. Despite rapid redevelopment in the 20th century, Houston Heights still maintains the feel of a small town with its historic Victorian and bungalow-style homes. Houston Heights Historic Districts West, East and South cover a large portion of the original Houston Heights plat – making Houston Heights the largest historically designated area of the city. The neighborhood boasts many structures designated as City of Houston Historic Landmarks, Recorded Texas Historic Landmarks and/or listed in the National Register of Historic Places. Houston Heights South was designated as a historic district by Houston City Council on June 29th of 2011.

## **CERTIFICATE OF APPROPRIATENESS**

**SITE LOCATION:** 927 Cortlandt Street**AGENDA ITEM: II.y****HISTORIC DISTRICT:** Houston Heights South**HPO File No. 140226****PUBLIC COMMENT:**

No public comment has been received.

**APPROVAL CRITERIA****Sec. 33-241(a). EXTERIOR ALTERATION, REHABILITATION, RESTORATION AND ADDITION**

HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of (i) any landmark or protected landmark, (ii) any building, structure or object that is contributing to an historic district, or (iii) any building, structure or object that is part of an archaeological site, upon finding that the application satisfies the following criteria, as applicable:

**S D NA****S - satisfies D - does not satisfy NA - not applicable**

- | <b>S</b>                            | <b>D</b>                 | <b>NA</b>                           |   |
|-------------------------------------|--------------------------|-------------------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | (1) The proposed activity must retain and preserve the historical character of the property;  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | (2) The proposed activity must contribute to the continued availability of the property for a contemporary use;   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | (3) The proposed activity must recognize the building, structure, object or site as a product of its own time and avoid alterations that seek to create an earlier or later appearance;   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | (4) The proposed activity must preserve the distinguishing qualities or character of the building, structure, object or site and its environment;   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | (5) The proposed activity must maintain or replicate distinctive stylistic exterior features or examples of skilled craftsmanship that characterize the building, structure, object or site;  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | (6) New materials to be used for any exterior feature excluding what is visible from public alleys must be visually compatible with, but not necessarily the same as, the materials being replaced in form, design, texture, dimension and scale;   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | (7) The proposed replacement of missing exterior features, if any, should be based on an accurate duplication of features, substantiated by available historical, physical or pictorial evidence, where that evidence is available, rather than on conjectural designs or the availability of different architectural elements from other structures; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | (8) Proposed additions or alterations must be done in a manner that, if removed in the future, would leave unimpaired the essential form and integrity of the building, structure, object or site;  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | (9) The proposed design for any exterior alterations or addition must not destroy significant historical, architectural or cultural material and must be compatible with the size, scale, material and character of the property and the area in which it is located;   |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | (10) The setback of any proposed construction or alteration must be compatible with existing setbacks along the blockface and facing blockface(s);  |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            | (11) The proposed activity will comply with any applicable deed restrictions.   |

**STAFF RECOMMENDATION:** Approval of the COA**CERTIFICATE OF APPROPRIATENESS**

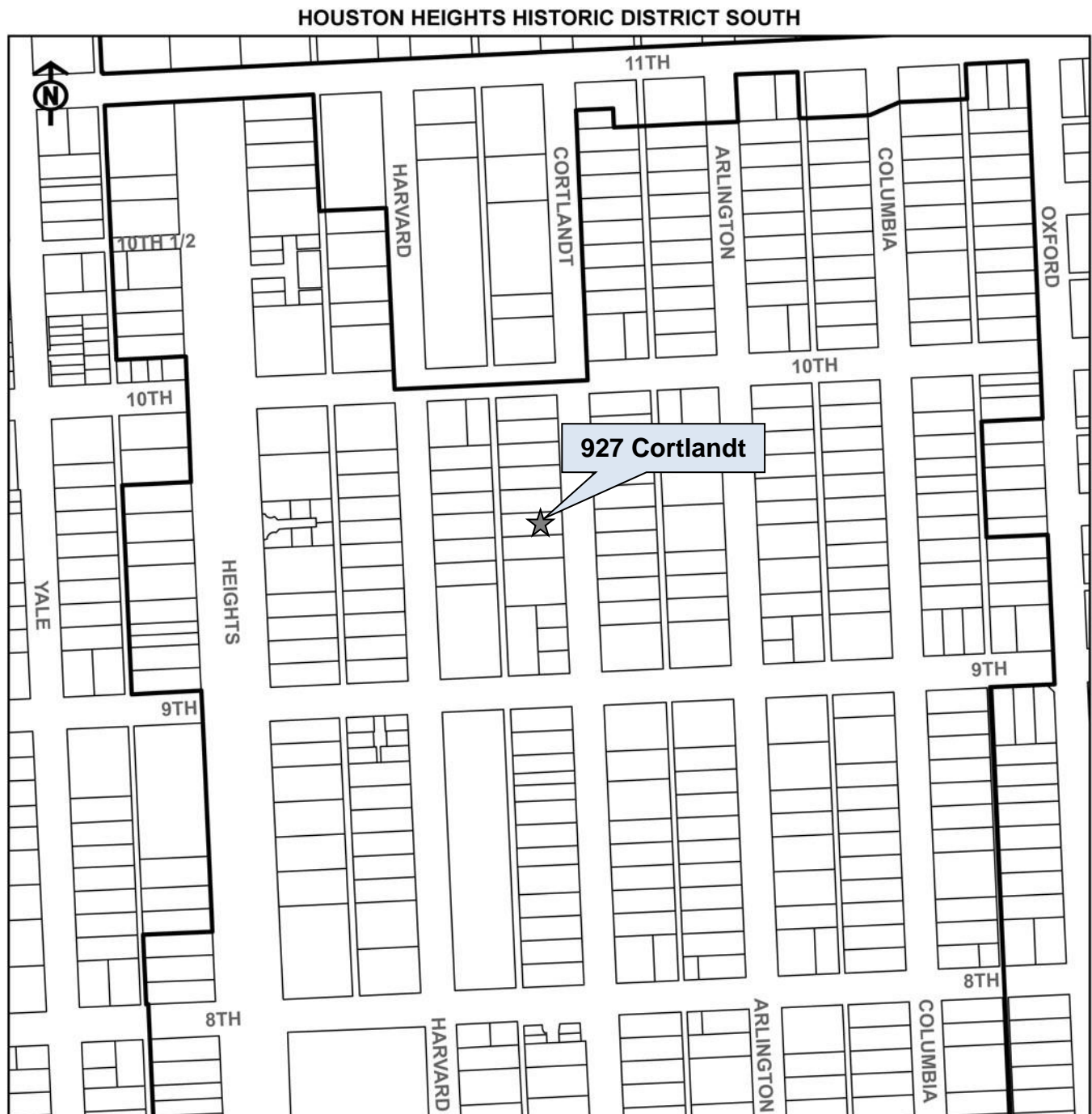
**SITE LOCATION:** 927 Cortlandt Street

**AGENDA ITEM: II.y**

**HISTORIC DISTRICT:** Houston Heights South

**HPO File No. 140226**

**Site Location Map**



**CERTIFICATE OF APPROPRIATENESS**



**SITE LOCATION:** 927 Cortlandt Street

**AGENDA ITEM: II.y**

**HISTORIC DISTRICT:** Houston Heights South

**HPO File No. 140226**

**Current Photograph**



**CERTIFICATE OF APPROPRIATENESS**



**SITE LOCATION:** 927 Cortlandt Street

**AGENDA ITEM: II.y**

**HISTORIC DISTRICT:** Houston Heights South

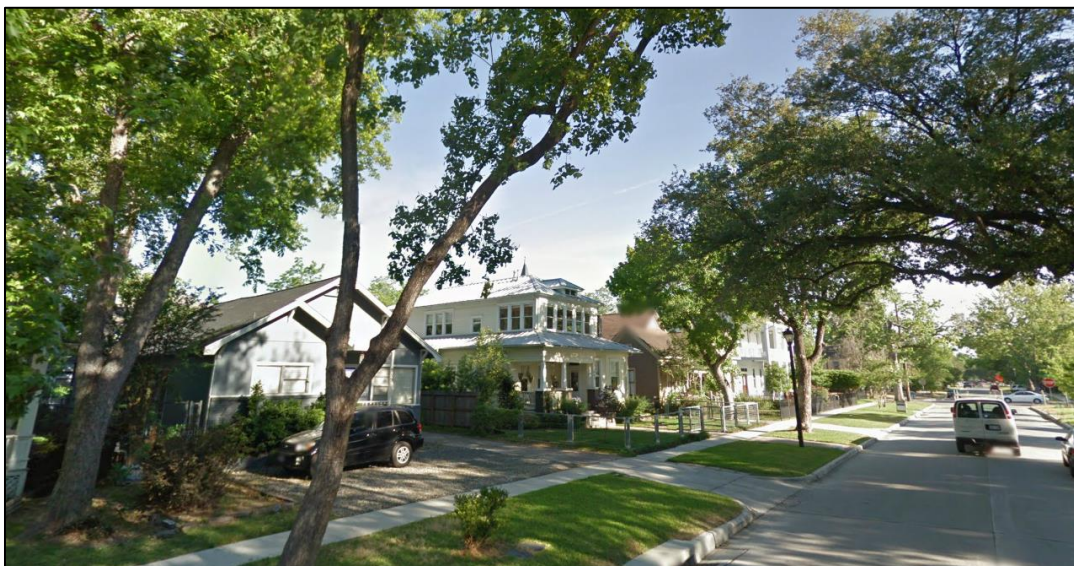
**HPO File No. 140226**

**Neighboring Properties**

Looking South



Looking North



**CERTIFICATE OF APPROPRIATENESS**

**SITE LOCATION:** 927 Cortlandt Street

**AGENDA ITEM: II.y**

**HISTORIC DISTRICT:** Houston Heights South

**HPO File No. 140226**

**Blockface Photograph**

(New Construction)



**CERTIFICATE OF APPROPRIATENESS**



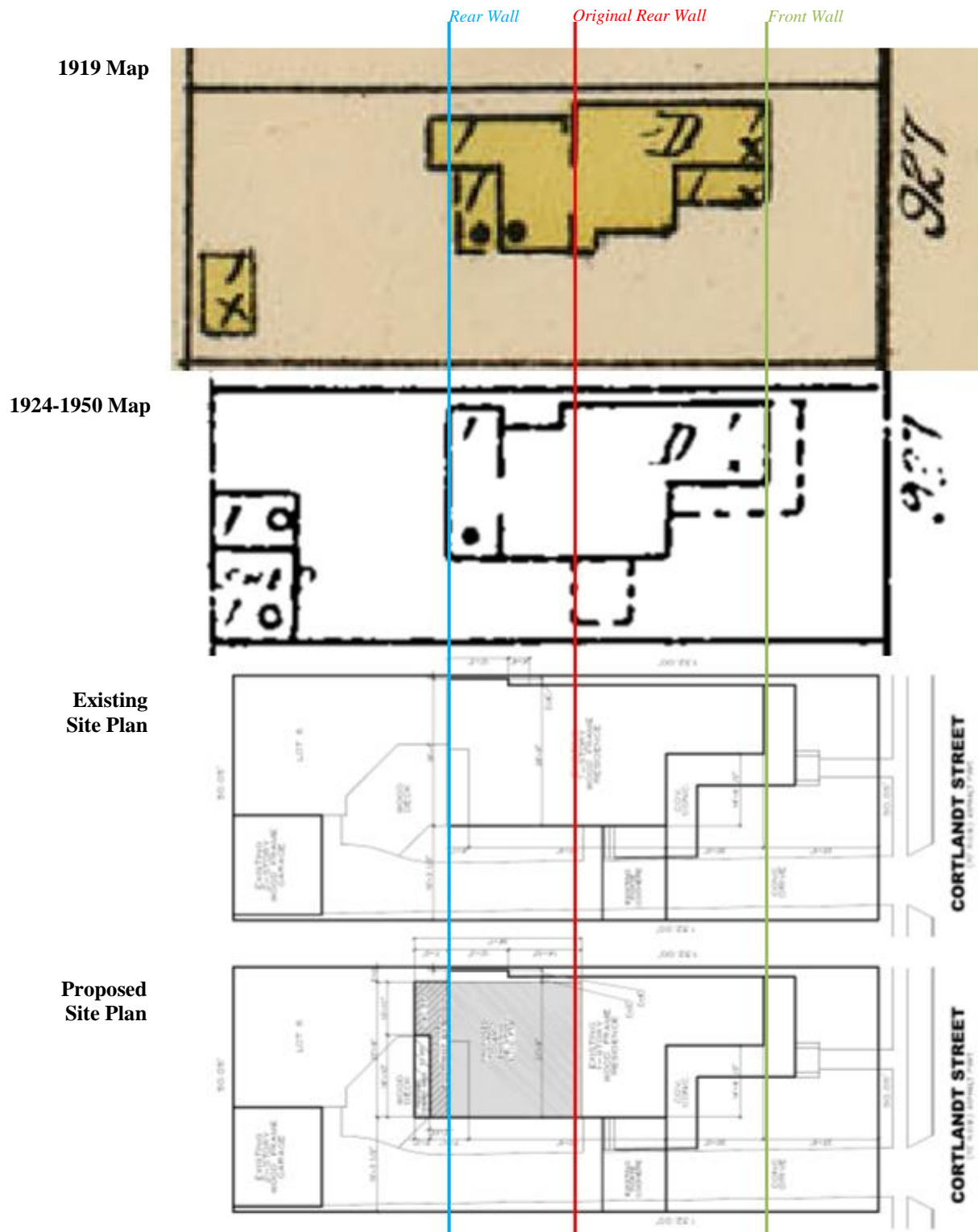
**SITE LOCATION:** 927 Cortlandt Street

**AGENDA ITEM: II.y**

**HISTORIC DISTRICT:** Houston Heights South

**HPO File No. 140226**

**Sanborn Map / Site Plan Comparison**



**CERTIFICATE OF APPROPRIATENESS**

SITE LOCATION: 927 Cortlandt Street

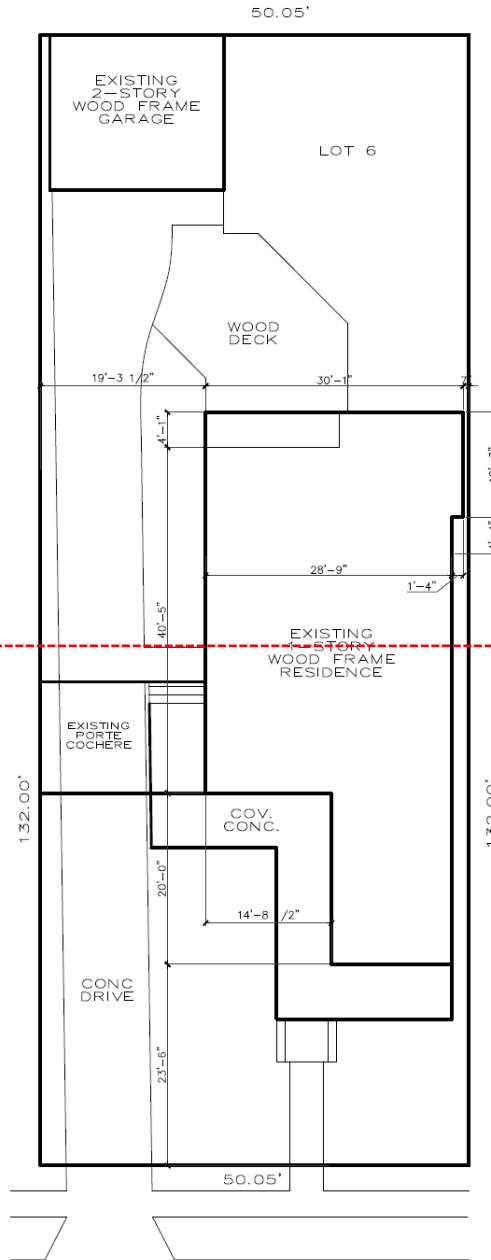
AGENDA ITEM: II.y

HISTORIC DISTRICT: Houston Heights South

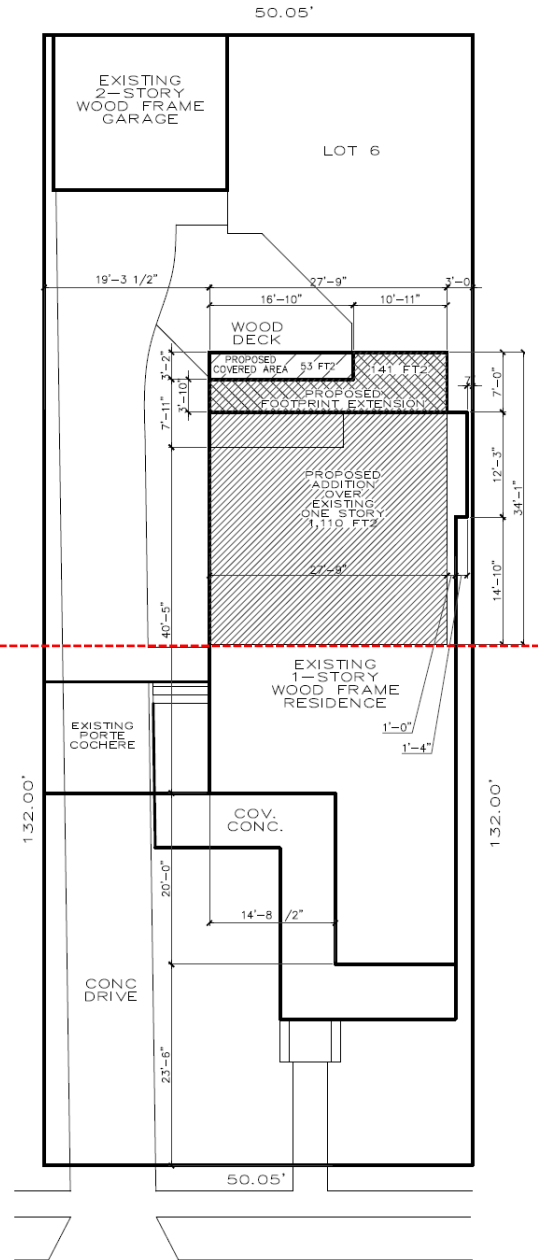
HPO File No. 140226

## Site Plan

## Existing

CORTLANDT STREET  
(70' R.O.W.) ASPHALT P.V.M.T.

## Proposed

CORTLANDT STREET  
(70' R.O.W.) ASPHALT P.V.M.T.

## CERTIFICATE OF APPROPRIATENESS

**SITE LOCATION:** 927 Cortlandt Street

**AGENDA ITEM: II.y**

**HISTORIC DISTRICT:** Houston Heights South

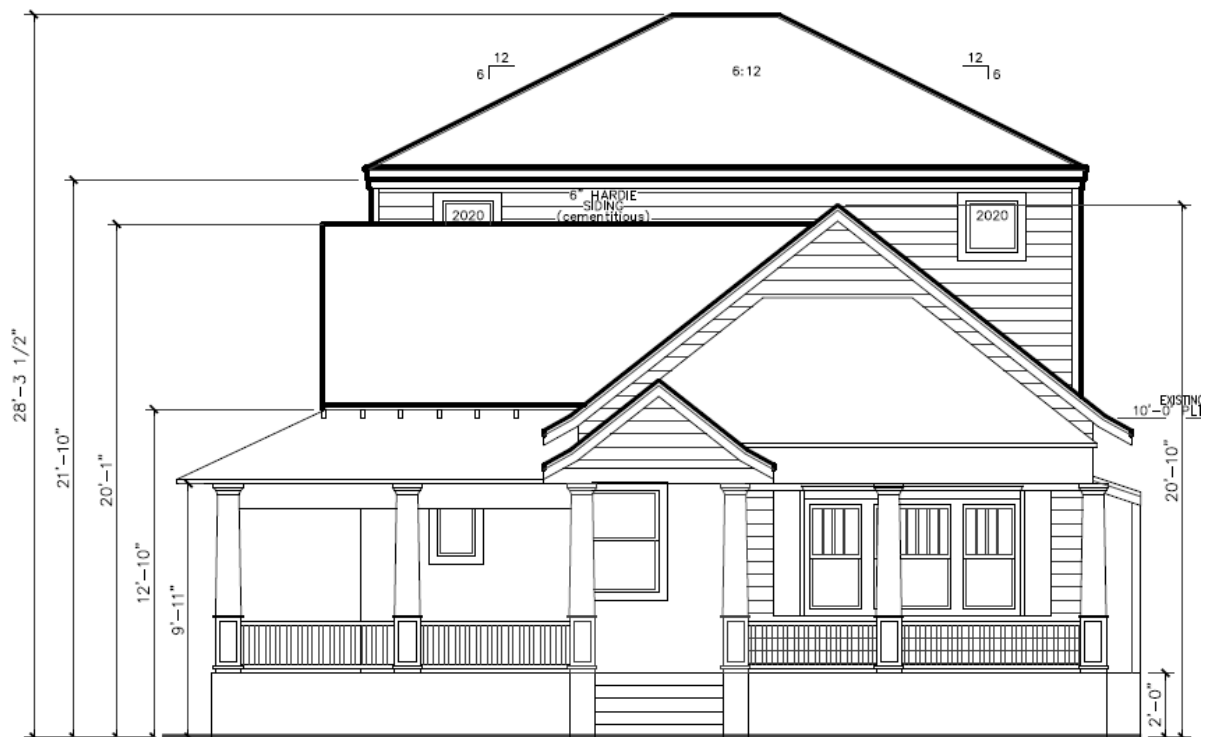
**HPO File No. 140226**

**East Elevation (front facing Cortlandt Street)**

**Existing**



**Proposed**



**CERTIFICATE OF APPROPRIATENESS**

**SITE LOCATION:** 927 Cortlandt Street

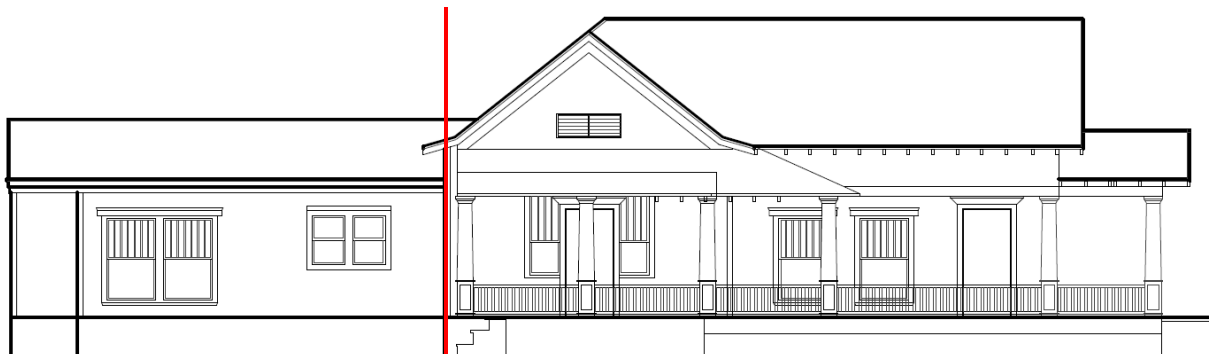
**AGENDA ITEM: II.y**

**HISTORIC DISTRICT:** Houston Heights South

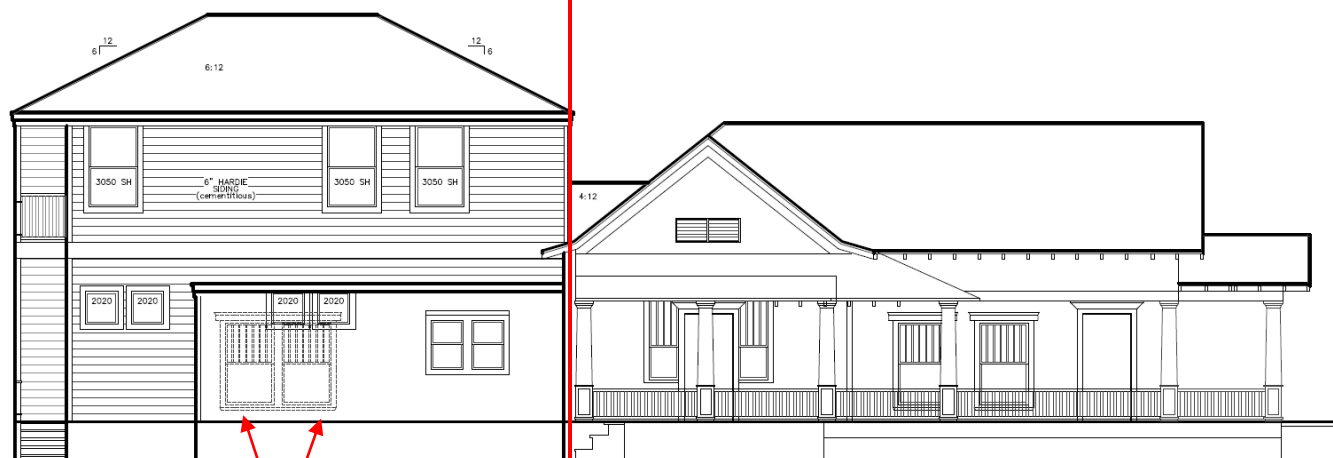
**HPO File No. 140226**

**South Elevation (facing side property line)**

**Existing**



**Proposed**



*Dashed windows to  
be relocated at rear*

*Original  
Rear Wall*

**CERTIFICATE OF APPROPRIATENESS**



**SITE LOCATION:** 927 Cortlandt Street

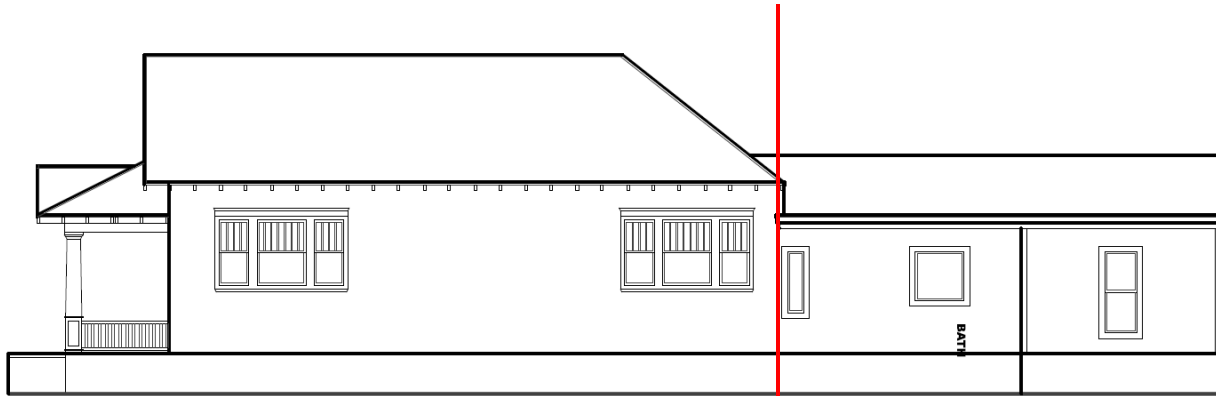
**AGENDA ITEM: II.y**

**HISTORIC DISTRICT:** Houston Heights South

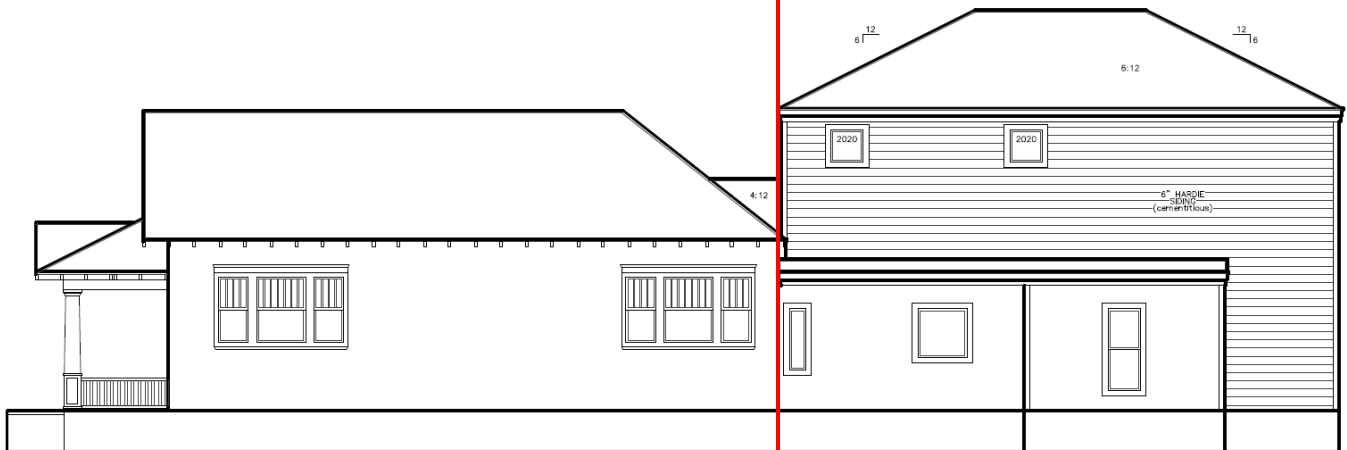
**HPO File No. 140226**

**North Elevation (facing side property line)**

**Existing**



**Proposed**



*Original  
Rear Wall*

**CERTIFICATE OF APPROPRIATENESS**

**SITE LOCATION:** 927 Cortlandt Street

**AGENDA ITEM: II.y**

**HISTORIC DISTRICT:** Houston Heights South

**HPO File No. 140226**

**West Elevation (facing rear property line)**

**Existing**



**Proposed**



**CERTIFICATE OF APPROPRIATENESS**

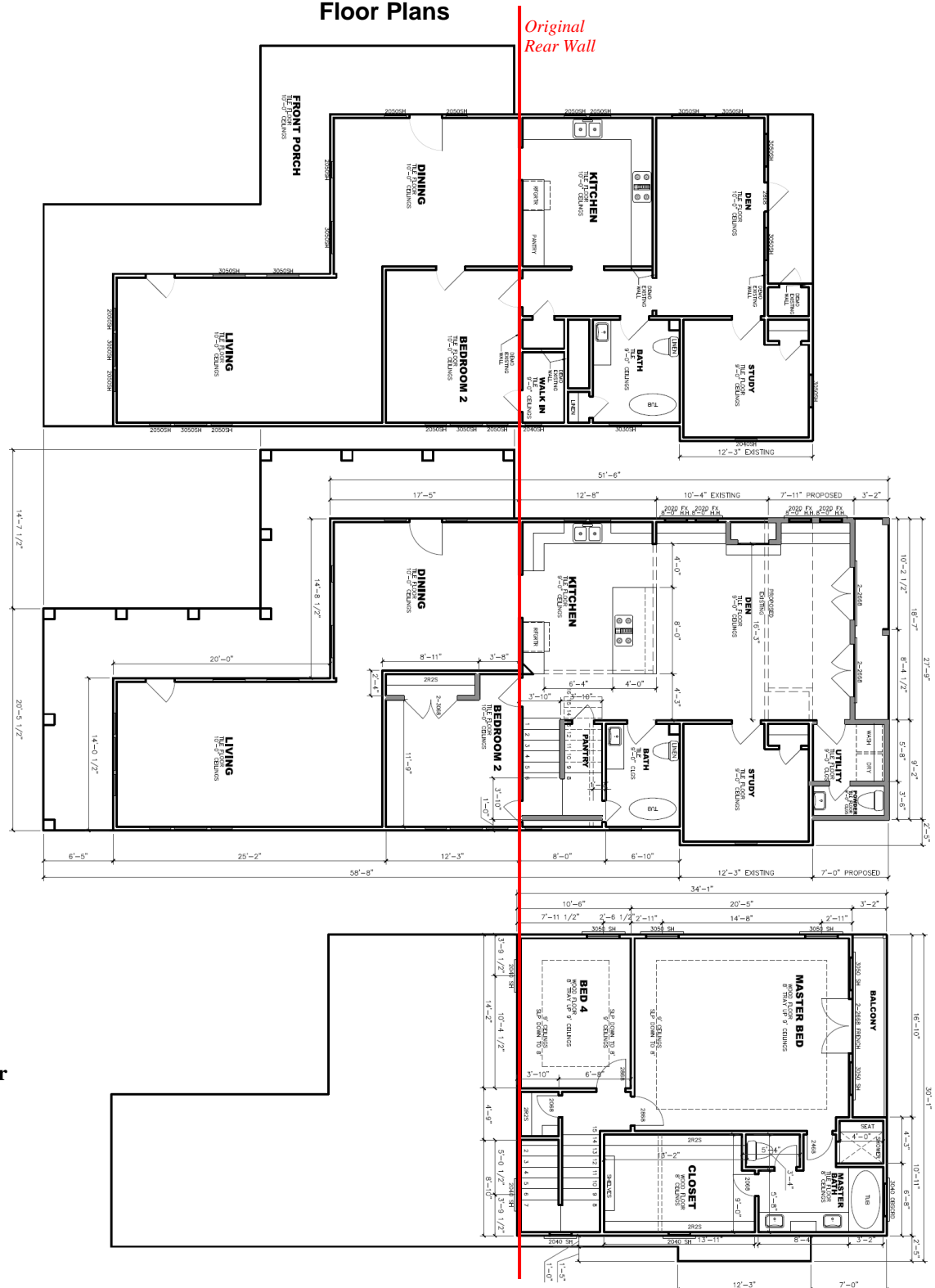
SITE LOCATION: 927 Cortlandt Street

AGENDA ITEM: II.y

HISTORIC DISTRICT: Houston Heights South

HPO File No. 140226

## Floor Plans

Existing  
Floor PlanProposed  
First FloorProposed  
Second Floor

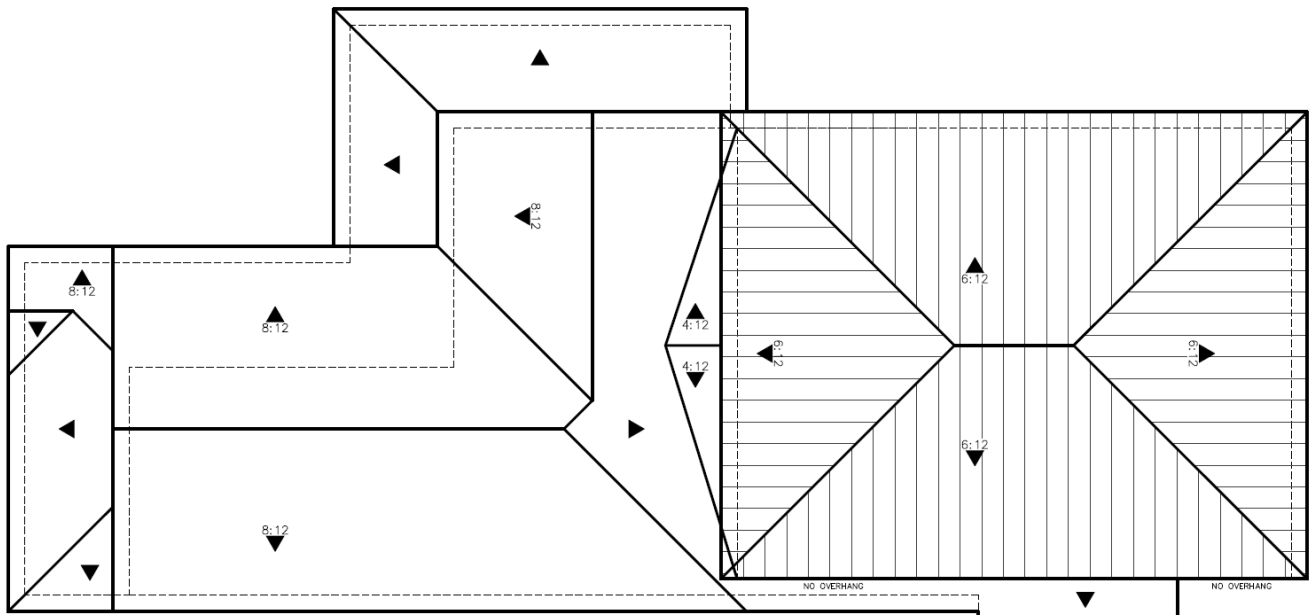
## CERTIFICATE OF APPROPRIATENESS

SITE LOCATION: 927 Cortlandt Street

**AGENDA ITEM: II.y**

HISTORIC DISTRICT: Houston Heights South

HPO File No. 140226

**Roof Plan****ROOF FRAMING**

SCALE: 1/4"=1'-0"

Roof Framing Notes:

1. ALL RAFTERS TO 2"x6" #2 SYP @ 16" O.C., (U.O.N.), W/ A MAX. UNBRACED LENGTH OF 10'-0".
2. PROVIDE COLLAR BEAMS AT 48" O.C. IN UPPER
3. RIDGES AND HIPPS TO BE 2"x8" #2 SYP @ 16" O.C.
4. 12" MAX ROOF OVERHANG

**CERTIFICATE OF APPROPRIATENESS**



**SITE LOCATION:** 927 Cortlandt Street  
**HISTORIC DISTRICT:** Houston Heights South

**AGENDA ITEM: II.y**  
**HPO File No. 140226**

**Photos Provided By Applicant**



Front (East Elevation)



Front (East Elevation)



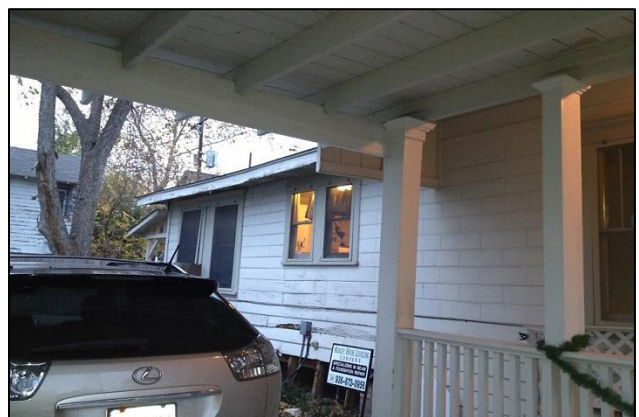
Front (East Elevation)



Front (East Elevation) with North Elevation



Partial South Elevation (Existing Porte Cochere)



Under porte cochere (South Elevation)

**CERTIFICATE OF APPROPRIATENESS**



**SITE LOCATION:** 927 Cortlandt Street

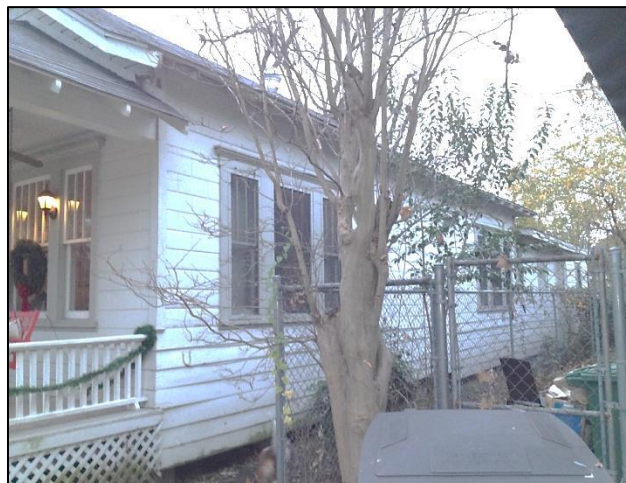
**AGENDA ITEM: II.y**

**HISTORIC DISTRICT:** Houston Heights South

**HPO File No. 140226**



South Elevation behind porte cochere



North Elevation



North Elevation



North Elevation



North Elevation and Rear (West) Elevation



Rear (West Elevation)

## CERTIFICATE OF APPROPRIATENESS